



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

Wednesday, September 26, 2018

9:15 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Arroyo (2)

PUBLIC TESTIMONY

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mark Armstrong
2. George Blakemore

[18-6024](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/11/2018

A motion was made by Commissioner Butler, seconded by Commissioner Deer, to approve 18-6024. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Arroyo (2)

[18-5563](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

POSEN INDUSTRIAL LLC, OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Posen Industrial LLC, or its assignee

Address: 14800 McKinley Avenue, Posen, Illinois

Municipality or Unincorporated Township: Village of Posen

Cook County District: 5

Permanent Index Number: 28-12-401-059-0000

Municipal Resolution Number: Village of Posen, Resolution No. 2018-05

Number of month property vacant/abandoned: 15 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: None

Estimated Number of jobs retained at this location: 10 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Five (5) -10 construction jobs

Proposed use of property: Industrial use, light manufacturing, packaging and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months,

have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Schneider, to recommend for approval 18-5563. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: Garcia and Arroyo (2)

18-5635

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

GLASS PROPERTIES, INC. OR AN ENTITY TO BE NAMED 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Glass Properties, Inc. or an entity to be named

Address: 200 N. Lively Blvd., Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-22-402-043-0000

Municipal Resolution Number: Village of Elk Grove Resolution No. 38-17

Number of month property vacant/abandoned: 14 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Five (5) to 10 full-time jobs

Estimated Number of jobs retained at this location: 50 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 20-30 construction jobs

Proposed use of property: Industrial use, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Schneider, seconded by Commissioner Deer, to recommend for approval 18-5635. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Arroyo (2)

18-5675

Sponsored by: TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

SENJU AMERICA INC. 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Senju America Inc.

Address: 1200 S. Wolf Road, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14

Permanent Index Number: 03-14-406-018-0000; 03-14-406-019-0000 and 03-14-406-025-0000

Municipal Resolution Number: Village of Resolution Number 18-068

Number of month property vacant/abandoned: 23 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Eight (8) - 10 full-time jobs

Estimated Number of jobs retained at this location: # full-time, # part-time

Estimated Number of employees in Cook County: 19 full-time jobs, three (3) part-time jobs

Estimated Number of construction jobs: 20-40 construction jobs

Proposed use of property: Industrial use; manufacturing, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Schneider, seconded by Commissioner Deer, to recommend for approval 18-5675. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Arroyo (2)

18-5679

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

PROPOSED RESOLUTION

WRD CALUMET CITY, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: WRD Calumet City, LLC

Address: 1370 Torrence Avenue, Calumet City, Illinois

Municipality or Unincorporated Township: City of Calumet City

Cook County District: 4

Permanent Index Number: 29-24-200-010-0000

Municipal Resolution Number: City of Calumet City Resolution No. 17-53

Number of month property vacant/abandoned: 10 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 50 full-time jobs, 30 part-time jobs

Estimated Number of jobs retained at this location: none

Estimated Number of employees in Cook County: Not available

Estimated Number of construction jobs: 20 construction jobs

Proposed use of property: What will this property be used for?

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Butler, seconded by Commissioner Deer, to recommend for approval 18-5679. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: Garcia and Arroyo (2)

18-5719

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

**8300 WOLF ROAD LLC 7C COMMERCIAL URBAN RELIEF ELIGIBILITY ("CURE")
RENEWAL PROPERTY TAX INCENTIVE REQUEST**

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7c renewal application containing the following information:

Applicant: 8300 Wolf Road LLC

Address: 8300 Wolf Road, Willow Springs, Illinois

Municipality or Unincorporated Township: Village of Willow Springs

Cook County District: 17th

Permanent Index Number: 18-31-203-015-0000; 18-31-203-016-0000; 18-31-203-017-0000;
18-31-203-023-0000; 18-31-203-026-0000; 18-31-203-036-0000

Municipal Resolution Number: Village of Willow Springs, Resolution No. 2017-R-15

Number of jobs created by this project: 11 Full-time jobs; 36 Part-time jobs

Use of property: Commercial use; The applicant after receiving the initial incentive has substantially rehabilitated the subject property d/b/a Score Athletic Academy, a sports facility consisting of a fitness facility, that includes a basketball court, a volley ball court, exercise room, weight room and locker rooms as well as a restaurant.

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7c or Commercial Urban Relief Eligibility ("CURE") that provides an applicant a reduction in the assessment level for newly constructed or substantially rehabilitated or abandoned commercial property; and

WHEREAS, the Cook County Classification System for a Class 7c (CURE) Assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

WHEREAS, Class 7c incentives that are granted are renewable and are limited to one renewal that requires the validation of the County Board. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal; and

WHEREAS, the municipality has submitted a Resolution or Ordinance expressly stating its support and consent to the renewal of the Class 7c incentive; and

WHEREAS, the municipality further states that the property is fully occupied and is in use; and

WHEREAS, the municipality further states that the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

WHEREAS, projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate that the above-captioned property meets the requirements for a renewal of the Class 7c incentive ; and

BE IT FURTHER RESOLVED, that the President and Board of Commissioners hereby approves the renewal of the Class 7c incentive; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Gainer, seconded by Commissioner Morrison, to recommend for approval 18-5719. The motion carried by the following vote:

Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: Garcia and Arroyo (2)

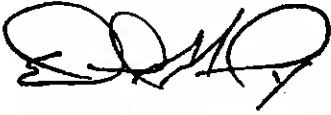
ADJOURNMENT

A motion was made by Commissioner Deer, seconded by Commissioner Schneider to adjourn the meeting. The motion carried by the following vote.

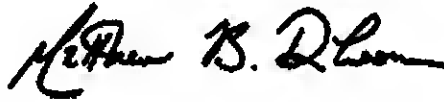
Ayes: Moody, Butler, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: Garcia and Arroyo (2)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.